

123 Norma Rd

## HARRINGTON PARK BOARD OF ADJUSTMENT APPLICATION FORM

### BOROUGH OF HARRINGTON PARK

Municipal Building  
85 Harriot Avenue  
Harrington Park, New Jersey 07640

This application must be filed with the Office of the Board Clerk at least twenty-one [21] calendar days prior to the meeting at which the application is to be considered. It must be accompanied by the following items:

\$150.00 check to cover Application Fee (\$140) and Property List Fee (\$10)

\$250.00 check to be placed in an escrow account to cover costs and fees related to the application (This must be a separate check).

Drawing of proposed addition (survey form with addition or fence marked)

Copy of Denial of Permit from the Construction Official

When the application is received the Tax Assessor will prepare and mail a Property Owners' List to you. You must give written notification of your application and the meeting to everyone on the list at least 10 days prior to the meeting date. **Fill out the form letter at the end of this application and either hand deliver it to everyone on the list or mail it by Certified Mail.**

After the letter has been sent or delivered to everyone on the list, complete an Affidavit of Mailing or an Affidavit of Service (as applicable; samples are provided), have it notarized, and deliver it to the Board Clerk with a copy of the letter.

Please contact Carolyn Lee, Board of Adjustment Clerk, at 201-768-1700 or [landuse@harringtonparknj.gov](mailto:landuse@harringtonparknj.gov) if you have any questions or concerns.

(Please do not write in shaded box)

Application Fee \$	Received _____	By _____
Action by the Board of Adjustment: Date(s) _____		
Granted _____	Denied _____	Recommended _____
Other _____		
Action by other bodies, if necessary: Date(s) _____		
See related minutes _____		
Date of publication prior to meeting _____		
Date of publication of decision _____		
Applicant furnished with copy of resolution on _____		
Other _____		
Voting Members _____		

(Please begin here)

Applicant's Name Christina S. Kim

Applicant's Address 123 Norma Rd., Harrington Park, NJ 07640

Applicant's Phone number \_\_\_\_\_ email \_\_\_\_\_

Owner's Name Christina S. Kim

Owner's Address 123 Norma Rd., Harrington Park, NJ 07640

Relationship of applicant to owner (i.e., tenant, agent, purchaser under contract, same person, or other) Same Person

Location of Premises: Norma Rd. Lot 6 Block 1308  
(Street) (Tax Map Ref.)

The premises are situated on the (east) west, north, south) side of Norma Rd.  
Street and are approximately \_\_\_\_\_ feet from CORNER PROPERTY.

The premises are now located in the following zone (check)

☒ R-1 Residential

☐ S-1 Senior Citizen Dwelling Units

☐ R-2 Residential

☐ B-1 Business

☐ R-3 Residential

☐ B-2 Business

☐ I-1 Industrial

☐ O&R Office & Research

Request is hereby made for permission to erect, alter, convert, use, a ① open porch, ② sunroom/deck, ③  
contrary to the requirements of Sections 350-9 of the Zoning Ordinance, or for  
other relief as follows: \_\_\_\_\_

1. Said property is (give dimensions and area) ② 43.3 ft x 11 ft, ① 8.7 ft x 5 ft,  
③ 39 ft x 11.9 ft.  
and has the following structures: ① + ② + ③ ⇒ All wood Framing

Indicate use for each structure: \_\_\_\_\_

2. If less than the entire lot is to be utilized for the purpose hereinafter set forth, the  
dimensions of the portion of the lot to be utilized are: \_\_\_\_\_

3. Size of proposed building: Main Dwelling Structure

Width 6"  
Depth 45.0" Height 28.7"  
Number of Stories 2 1/2 Feet \_\_\_\_\_

4. Setbacks of building: Front 27.0" Rear 29.6"  
Side 13.3" Side \_\_\_\_\_

% Building Coverage \_\_\_\_\_

5. Date property acquired \_\_\_\_\_  
constructed Under Construction

Prevailing zoning at time of acquisition R-1  
Prevailing zoning at time of construction R-1

6. Has there been any previous appeal, request, or application to this or any other Borough Boards or the Construction Official involving these premises?

Yes \_\_\_\_\_ No ✓

If Yes, state the nature, date and the disposition of said matter

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

7. What are the EXCEPTIONAL conditions of property/hardship preventing applicant from complying with Zoning Ordinance?

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

8. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and zoning ordinance.

\_\_\_\_\_

\_\_\_\_\_

9. All applicants must attach to this application a schedule showing the following information:

Type of construction (frame, stone, brick, cement, etc.)

Wood Framing

Present use of existing buildings(s) and premises

Single Family House

Describe any deed restrictions affecting this property.

N/A

Total proposed dwelling units 1

Total proposed professional offices 0

Total proposed floor area 3983 SF

Total proposed parking spaces 4

A photograph or photographs of land and buildings involved in the application

Names and Addresses of all expert witnesses proposed to be used

N/A

Proof of payment of all taxes due and owing on the premises

Up to date as of now

10. A legible plot plan or survey to scale (not less than 1" = 100' of the property) indicating the relation of the existing and/or proposed structure with adjoining property

and structures accompanies this application. Scale drawings (of not less than .25"=1' of the proposed buildings(s) of the existing structure indicating the changes, alterations or additions contemplated shall be presented at the hearing, if relevant.

11. A copy of any conditional contract or agreement related to this application must be filed with the application or presented to the Board at the time of hearing.

12. If the applicant is a corporation, partnership, or LLC the names and addresses of all stockholders or partners owning a 10% or greater interest in said corporation or partnership shall be set forth below in accordance with P.L. 1977 Ch. 336.

I, the applicant, being duly sworn according to law, hereby certify that the information presented in this application to be true and accurate.

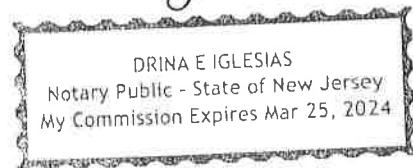
Christina S. Kim  
(Applicant)

Sworn and subscribed before me this  
27th day of October, 2021.

16 Edward St. Danvers, NJ 07627  
(Address)

Donna E. Iglesias

(Telephone Number)



Consent of Owner:

If applicant is not owner of the property, have owner sign below consent or file with application a letter signed by the owner and notarized consenting to the application.

The foregoing application is hereby consented to this 27<sup>th</sup> day of October 2021 (year).

(Owner of Property referred to)

Sworn and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

(Address)

(Telephone Number)

***Borough of Harrington Park***

Building Department  
85 Harriot Ave  
Harrington Park NJ 07640-0174

201-768-7110

**ZONING LETTER OF DENIAL**

November 2, 2021

Mrs. Christina Kim  
123 Norma Road  
Harrington Park NJ 07640

Dear Mr. Kim

I have reviewed your Zoning application & plans prepared by Sean Kim R.A dated 10/28/2021 for the proposed addition on your house which is in the R-1 District. I must deny your application for the following reason(s):

1. As per Harrington Park Code 350-10 E(1) Front yard 35 feet require **Your front yard setback varies between 30.80 feet to 27 feet creating a front yard setback deficiency**. This deficiency will be based on the 35 feet front yard setback requirement as deemed appropriate.
2. As per Harrington Park Code 350-9 E(2) a side yard setback of 15 feet required .Your proposed addition is only 13.3 feet from the side yard which creates a **deficiency of 1.00 feet 7 inches**
3. As per Harrington Park Code 350-9 E(3) a rear yard setback of 30 feet required .Your proposed addition is only 29.7 feet from the side yard which creates a **deficiency of 3 inches**

**Should you feel aggrieved, N.J.S.A. 40:55D-72 provides the criteria for your appeal.**

If you wish to appeal to the Zoning Board of Adjustment, please contact Ms. Carolyn Lee, Board Secretary, at [landuse@harringtonparknj.gov](mailto:landuse@harringtonparknj.gov) or call 201-768-1700 for an application and direction on filing.

Sincerely,

Jimmy H Kim  
Zoning Official



cc: Ms. Carolyn Lee, Board Secretary